CITY PLANNING COMMISSION

January 7, 2015/Calendar No. 11 N150134 BDR

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Staten Island Economic Development Corporation pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the South Shore Business Improvement District, Borough of Staten Island, Community District 3.

On October 27, 2014, on behalf of the Staten Island Economic Development Corporation (SIEDC), the Department of Small Business Services (DSBS) submitted a district plan for the South Shore Business Community District, located in Community District 3 in the Borough of Staten Island.

BACKGROUND

The Department of Small Business Services (SBS), on behalf of the Staten Island Economic Development Corporation, intends to establish the South Shore Business Improvement District (BID). The BID will consist of three, small, non-contiguous commercial strips located on the South Shore of Staten Island in the towns of Great Kills, Eltingville and Annadale.

The commercial nodes, although small, share common characteristics including access to three nearby Staten Island Rail Road stations located in the center of each town, each approximately one mile apart. This will be SBS's first attempt to have a BID managing three nearby commercial nodes as one entity.

The District boundaries are generally described as follows:

Annadale: Annadale Road between Lorrain Avenue and Sheridan Place; Jefferson Boulevard between Belfied Avenue and Carlton Boulevard; Sneden Avenue between Annadale Road and Barclay Avenue

Eltingville: Richmond Avenue between Oakdale Street and Wilson Avenue; Eltingville Boulevard between Richmond Avenue and Coryn Court; Amboy Road between Waimer Place and Cloverdale Avenue; Old Amboy Road between Cloverdale Avenue and Ridgecrest Avenue

Great Kills: Amboy Road between Colon Avenue and Adrienne Place; Giffords Lane between the Staten Island Railroad and Amboy Road; Nelson Avenue between Brower Court and Locust Place; Brower Court between Giffords Lane and Nelson Avenue; Giffords Glen between Lindenwood Road and Nelson Avenue.

The total BID area contains 275 businesses on 217 properties spanning approximately 62 acres. Approximately two thirds of the area is made up of commercial/office space. The majority of businesses within the proposed BID are independently owned, with some regional and national chain stores including TD Bank, Stop and Shop, CVS and Sleepy's. Most commercial space is located on the ground floor, though there are some examples of office buildings with upper floor commercial space. The area contains pedestrian oriented retail shops as well as numerous strip malls in fair to good condition. Some of the businesses are active and successful, however, there are many struggling businesses and some commercial vacancy. The current vacancy rate within the proposed District is less than 10%.

The remaining area within the proposed BID is characterized by public facilities (12%), transportation and utilities (10%), vacant land (7%), one and two family residential buildings (5%) and parking lots (2%). There are 82 residential units in the proposed BID.

All properties, in whole or in part devoted to commercial use or mixed-use, including parking facilities and vacant lots, are defined as Class A property and will be assessed at a rate based on the linear front footage (FF) for the specific property. The individual assessment rate for each property owner includes a $500 base fee in addition to an amount equal to the Class A FF rate ($6.50) multiplied by the front footage of said property. The lowest assessment payment is projected to be $500, while the highest is $5,090. The median assessment is $873, and the average is $1,022. Government and not-for-profit owned property are exempt from assessment.

All properties devoted in whole to residential uses will be assessed at one dollar ($1.00) per year.

In its first year, the BID is expected to have a budget of about $185,000. The budget will spend $26,000 for sanitation services, which shall include the manual sweeping and cleaning of sidewalks, public plazas and streets, curbs and gutters, sidewalk power washing, emptying of pedestrian trash receptacles, graffiti removal, and maintenance of street trees, tree pits, and bus shelters. An estimated $72,000 will be spent on security services including surveillance equipment and security personnel that will be trained, uniformed, licensed, bonded, and. The budget allocates $39,000 for marketing and promotion services such as joint advertising, special events, light pole banners, a website, shopping guides, an online business directory, an effective social media presence, business incentives, television commercials, and efforts to build on existing events such as the Annadale Tree Lighting, Art in The Towns Program, and Family Fun Day. Lastly, the BID expects to expend $48,000 for general and administrative expenses. The BID projects modest expenditures for services because of the need to have a relatively low assessment on property owners. It hopes to supplement BID funds with funds from elected officials and private donations.

The District has a number of public transit modes making the District convenient for shoppers and visitors. Each town within the District has a Staten Island Railway station at its hub providing access not only to the rest of Staten Island but the Staten Island Ferry as well. As the automobile is the predominant means of transportation in Staten Island, parking remains a significant challenge, and efforts to improve traffic flow and parking will be addressed by the BID's advocacy program.

The Staten Island Economic Development Corporation surveyed all 217 property owners. Of the 98 responses, 78 were in favor of the BID while 20 were opposed.

ENVIRONMENTAL REVIEW

The district plan was reviewed pursuant to the New York State Environmental Quality

Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 15SBS002R. The lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on October 27, 2014.

LAND USE REVIEW

On October 27, 2014 the Department of Small Business Services submitted a district plan for the South Shore Business Improvement District (BID) to the Department of City Planning. The plan was then transmitted for review to the Office of the Mayor, Office of the Staten Island Borough President, City Council Speaker, City Council Member of Council District 51 and Staten Island Community Board 3.

Community Board Public Hearing

Community Board 3 held a public hearing on this application (C 150134 BDR) on November 25, 2014, and on that date, by a vote of 41 in favor and none opposed, recommended approval of the district plan.

City Planning Commission Public Hearing

On November 19, 2014 (Calendar No. 2), the Commission scheduled December 3, 2014 for a public hearing on the district plan. On December 3, 2014 (Calendar No. 10), the hearing was duly held.

There were three speakers in favor of the proposal and none in opposition. Those who testified included the Deputy Commissioner for Neighborhood Development at the Department of Small Business Services, a representative of the Councilmember from the 51st District, and the Vice

President of the Staten Island Economic Development Corporation.

The representative from the Department of Small Business Services described the role of the Department in the management and oversight of the BID, and spoke of the resources provided to the steering committee and organizing efforts over the past year. The representative from the Councilmember's office discussed the significance of these commercial areas in the community, as well as the anticipated cultural events that will be sponsored by the BID. The Vice President of the Staten Island Economic Development Corporation presented the BID plan.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposal to establish the South Shore Business Improvement District is appropriate.

BIDs are important to the City because they promote healthy economic development for the communities they serve and help retain and attract businesses to the District. The town centers of Eltingville, Annadale and Great Kills are important retail anchors for the South Shore of Staten Island, providing goods and services to local residents and commuters. These commercial areas also have the benefit of successive transit stations along the Staten Island Railroad.

The BID will help revitalize the area by targeting issues such as public safety, the cleanup of litter and debris, facilitating community activities, and promoting events in order to attract residents to these shopping districts. The Commission also believes that the BID will be a good partner with the City in developing strategies to address local parking concerns, strengthen existing small businesses, promote entrepreneurship and support planning activities that serve to enhance neighborhood revitalization efforts.

The Commission has concerns about the potential for limited service delivery and the sharing of

those services with non-contiguous properties given the proposed initial budget of $185,000. The Commission notes that the proposed BID's budget was the result of detailed discussions with local elected officials, the Staten Island Economic Development Corporation and local property owners desirous of keeping assessments low. The Commission is encouraged that going forward, should enhanced services within the District be warranted, the BID intends to raise additional funds from elected officials and private foundations.

The Commission is encouraged by the development of this pilot BID Program that seeks to support smaller, non-contiguous commercial nodes that share common concerns. In this regard, the Commission encourages the Department of Small Business Services going forward, to work with the BID to document and evaluate this new approach, to ensure the success and replication as warranted, of this innovative approach to BID management .

The Commission has carefully reviewed the documents that the BID sponsor submitted regarding notification of stakeholders about the proposed BID and believes that these outreach efforts for the BID were satisfactory. The Commission recognizes the difficulty of contacting numerous property owners, many of whom are out of state, and believes that the BID sponsors made the best effort to get in touch with as many property owners and businesses, many of whom are out of state, as reasonably possible.

RESOLUTION

The Commission supports the proposed BID plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the district plan for the South Shore Business Improvement District.

The above resolution duly adopted by the City Planning Commission on January 7, 2015 (Calendar No. 11) is filed with the City Council and the City Clerk pursuant to Section 25-405

of the Administrative Code of the City of New York.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
MICHELLE R. DE LA UZ, RICHARD W. EADDY,
CHERYL COHEN EFFORN, BOMEE JUNG, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, Commissioners

The City of New York

BOROUGH OF STATEN ISLAND

COMMUNITY BOARD 3

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November 26, 2014

Calendar Information Office
City Planning Commission
22 Reade Street, Room 2E
New York, NY 10007

Re: N150134BDR
South Shore Business Improvement District

Dear Sir or Madam:

At the General Board Meeting held last evening, Community Board 3 Board Members voted (41-1-0) to enthusiastically support the South Shore Business Improvement District.

The towns of Annadale, Eltingville, and Great Kills are a reflection of our history and echoes our small town character. We believe this BID will not only serve to preserve the history of these towns, and encourage and strengthen economic development, but also prevent further decline.

Thank you for the opportunity to comment on this application.

Very truly yours,

Frank Morano
Chairperson of the Board

Thomas Barlotta
Chair, Land Use Committee

cc: Hon. James Oddo, Borough President
Hon. Vincent Ignizio, Council Member 51st District
Len Garcia-Duran, Staten Island Director City Planning
Steve Grillo, SIEDC

Docket No. 907912

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
N150134BDR
Received by Central Intake on October 27, 2014

DISTRICT PLAN

for the

SOUTH SHORE

BUSINESS IMPROVEMENT DISTRICT

in

THE CITY OF NEW YORK

BOROUGH OF STATEN ISLAND

PREPARED PURSUANT TO SECTION 25-405(a) OF

CHAPTER 4 OF TITLE 25 OF THE ADMINISTRATIVE

CODE OF THE CITY OF NEW YORK

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Exhibit A_{1-4} DISTRICT MAPS

Exhibit B MAYOR'S LETTER OF AUTHORIZATION

Exhibit C TAX BLOCKS AND LOTS OF BENEFITED PROPERTIES

Exhibit D_{1-3} LAND USE MAPS

Exhibit E ZONING MAP

The Mayor of the City of New York, by written authorization dated October 14, 2014, a copy of which is annexed hereto as Exhibit B, has provided for the preparation of this plan (the "Plan") pursuant to authority granted by Local law 96 of 1989 (the "Law").

I. DESCRIPTION OF THE DISTRICT

The South Shore Business Improvement District (hereinafter the "District") is located in the Borough of Staten Island in what is referred to as the South Shore, and consists of the three neighborhoods, which are referred to locally as “towns,” of Annadale, Eltingville and Great Kills. The District is not contiguous because of the lack of commercial property between the towns; however, the commercial corridors within each town are generally connected by the Staten Island Railway right-of-way. Within each town, the District boundaries are generally described as the following:

Annadale:

- Annadale Road between Lorrain Avenue and Sheridan Place
- Jefferson Boulevard between Belfield Avenue and Carlton Boulevard
- Sneden Avenue between Annadale Road and Barclay Avenue

Eltingville:

- Richmond Avenue between Oakdale Street and Wilson Avenue
- Eltingville Boulevard between Richmond Avenue and Coryn Court
- Amboy Road between Waimer Place and Cloverdale Avenue
- Old Amboy Road between Cloverdale Avenue and Ridgecrest Avenue

Great Kills:

- Amboy Road between Colon Avenue and Adrienne Place
- Giffords Lane between the Staten Island Railroad and Amboy Road
- Nelson Avenue between Brower Court and Locust Place
- Brower Court between Giffords Lane and Nelson Avenue
- Giffords Glen between Lindenwood Road and Nelson Avenue

The precise boundaries and properties within the District are illustrated on the maps in Exhibit A_{1-4} and identified in the table of benefited properties in Exhibit C.

II. DISTRICT PROFILE AND PRESENT USES OF THE DISTRICT PROPERTY

A. DISTRICT PROFILE

The towns of Great Kills, Eltingville and Annadale are situated in the southeastern portion of Staten Island. As with many other areas of the borough, they possessed a somewhat rural identity prior to the opening of the Verrazano-Narrows Bridge in 1964. As Staten Island's population began to grow, the three towns began to see investment in new housing, infrastructure and public facilities. The Staten Island Railway remains a vital commuter link and helps create a sense of "place" in each downtown.

Today, Eltingville is the commercial capital of the area with a variety of large strip malls, grocery stores, and restaurants. The Eltingville Transit Center which serves as a park and ride facility was completed in 2004. Great Kills is very much a classic downtown with public squares, walkable sidewalks, various stores and restaurants and numerous government and religious facilities. Annadale is the most suburban of the three towns and includes the small tree-lined park of Annadale Green, around which a cluster of businesses are located.

B. PRESENT USES OF DISTRICT PROPERTY

1. ZONING

Properties within the proposed District are primarily commercial and mixed use and generally fall within the following zoning designations: C4-1, C8-1, R2, R3-1, R3-2 with C1-1 and C2-1 overlay, R3A with C1-1 and C1-2 overlay, and R3X with C1-1 and C2-1 overlay. Additionally, all the zoning districts are within the Special South Richmond Development District.

2. COMMERCIAL/RETAIL

The District’s retail community is a dynamic and diverse mix of independently owned businesses with some regional and national chain stores. Some of the national chains in the District include banks such as Chase and TD Bank, and other retail outlets including, but not limited to, Stop and Shop, CVS, and Sleepy’s.

In total, there are approximately 275 businesses and 217 properties in the District. Most of the commercial space in the District is on the ground floor, but there are some examples of office buildings with upper floor commercial space. The current vacancy rate of the District is less than 10%.

3. RESIDENTIAL

The District serves a predominately working middle-class population on Staten Island. There are several pockets of new construction, and residences within the district consist of mostly one and two family private homes.

4. GOVERNMENT AND NOT-FOR-PROFIT

There are two churches located in the district as well as one municipal parking lot. The District also includes public uses, including New York Public Library's Huguenot Park Branch and Great Kills Branch; offices for Senator Andrew Lanza and City Councilman Vincent Ignizio; the Eltingville and Great Kills Post Offices; and six schools. Additionally, the District includes the small city park of Annandale Green.

5. TRANSPORTATION

The District has a number of public transit modes making the District convenient for shoppers and visitors. Each town within the District has a Staten Island Railway station at its hub providing access not only to the rest of Staten Island but to the Staten Island Ferry as well. Bus service includes the S66, S59, S78, S79, S89, which have stops and starts/end points within the District, as well as express bus service to Manhattan via the X23 and X24. As the automobile is the predominant means of transportation in Staten Island, parking remains a significant challenge, and efforts to improve traffic flow and parking will be addressed by the BID's advocacy program.

III. PROPOSED SERVICES

A. DISTRICT SERVICES

The services to be provided pursuant to this Plan (the "Services") shall include any services required for the enjoyment, protection, and general welfare of the public, the promotion, and enhancement of the District, and to meet needs identified by the members of the District. All services performed

under the direction of the DMA will be subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof.

1. SANITATION

A Sanitation Program may be administered under the direction of the DMA. Such a program may include, but not be limited to, manual sweeping and cleaning of sidewalks, public plazas and streets, curbs and gutters, sidewalk power washing, emptying of pedestrian trash receptacles, graffiti removal, and maintenance of street trees, tree pits, and bus shelters. Any sanitation program approved by the Board of Directors will be closely coordinated with the New York City Department of Sanitation, the local Community Board, and any and all other government agencies necessary to ensure that lawful clean up and maintenance is achieved.

2. SECURITY

The DMA may administer a security program, which may include, but shall not be limited to, surveillance equipment and security personnel that will be trained, uniformed, licensed, bonded, and experienced. The DMA must conduct an annual assessment as to the need for a security program, including identifying the areas of most concern. The goal of any potential Security Program would be to give business owners in the District a feeling of security through the presence of a private security patrol that will operate in addition to patrols normally undertaken by the City of New York Police Department. In the event of that the DMA maintains a security program, the DMA will work closely with the local police precinct to accomplish the Security Program's objectives and to maximize public safety by leveraging any resources available.

3. MARKETING & PROMOTIONS

The District Marketing and Promotion Program may be developed and designed to increase business activity for all retailers and businesses within the District. The Program may include, but not be limited to, joint advertising, special events, light pole banners, a website, shopping guides, an online business directory, an effective social media presence, business incentives, television commercials, and efforts to build on existing events such as the Annadale Tree Lighting, Art in The Towns Program, and Family Fun Day.

4. BEAUTIFICATION

The Beautification Program may include, but shall not be limited to, landscaping, holiday lighting and decorations, or facilitating a façade improvement program that benefits all district properties equally and does not use assessment funds. All services performed under the direction of the DMA will be subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof.

5. ADMINISTRATION AND ADVOCACY

The Administration of the District will be performed under the direction of the DMA. Such DMA shall be administered by a staff. The staff of the DMA shall be comprised of either an internal staff or a contracted for staff, and may include an Executive Director and any staff deemed necessary by the Board of Directors of the DMA. The Administration will oversee long-and short-term projects in connection with the District Services and Improvements, as directed by the DMA's Board of Directors. The Administration may also serve as spokesperson for the BID's business owners and merchants, collectively and individually, as authorized by the DMA's Board of Directors and the individual business owner or merchant. Additional administrative expenses may include but not be limited to, office space rent, utilities, equipment, supplies, insurance, postage and newsletters, and legal and accounting services.

The DMA may conduct an Advocacy Program which may focus its efforts on issues that might include, but not be limited to, zoning, crime, traffic, parking and commercial vacancy reduction. The DMA may work with local elected officials, the local Community Board, and City and State agencies. Furthermore, the DMA may advocate for local business and property owners to make the District a more enjoyable and prosperous place to live and work. The DMA may accomplish this by working to make the District easier to navigate, cleaner, safer, and to preserve the historic character of the District.

6. ADDITIONAL SERVICES

Subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof, and in addition to the approval of the Board of Directors of the DMA, in

subsequent years the District may provide such additional services as are necessary and are permitted by applicable law.

B. IMPLEMENTATION

It is anticipated that the DMA will commence most Services during the first Contract Year (hereinafter defined).

C. GENERAL PROVISIONS

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by the City of New York on a citywide basis.
2. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support performance of the Services.

All Services need not be performed in every Contract Year. In the event that in any given Contract Year the aggregate revenue of the DMA is not sufficient to equal the total operating budget of the DMA, then subject to any controlling provisions within the Contract between the City of New York and the DMA, the DMA may elect to forgo providing any services necessary in order to meet the organization's required minimum obligations as identified in the annual operating budget.

IV. PROPOSED IMPROVEMENTS

A. IMPROVEMENTS

The improvements (the "Improvements") to be provided pursuant to this Plan may include, but are not limited to, the following, provided that any Improvements that require review and approval by an appropriate City or State agency shall be submitted to that city or state agency, and to the affected Community Board prior to undertaking any Improvements:

- Landscaping Improvements
  - Landscape initiatives such as but not limited to trees, shrubs and flowers
  - Tree Guard Installation
- Sidewalk / Streetscape Improvements
  - Maintenance and repair of historic light posts

- Signage to indicate street direction and location
- Security camera installation

If necessary, the DMA will select and hire experienced, insured/bonded contractors to create, install, and maintain any signs, banners, or other streetscape furniture throughout the District, and obtain any required permits and licenses for all DMA programs. During the existence of the BID, the maximum cost of improvements shall not exceed $1.85 million.

B. IMPLEMENTATION SCHEDULE

It is anticipated that the Improvements, as identified by the DMA, may be implemented on an as-needed basis, under supervision of the DMA.

C. GENERAL PROVISIONS

1. All Improvements shall be in addition to and not in substitution for required and customary municipal improvements provided by the City of New York on a citywide basis, benchmarks for which are presently being studied and recorded.
2. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support implementation and construction of the Improvements.

V. PROPOSED SOURCE OF FUNDING

A. SOURCES OF FUNDING: GENERAL

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) proceeds arising from indebtedness, as permitted pursuant to paragraph D herein below, and (iv) administrative costs necessary to support the program contemplated under this Plan shall be the sources of funding described in paragraphs B through G (inclusive). Subject to requirements of the law, the DMA may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Plan.

B. SOURCES OF FUNDING: ASSESSMENTS

The DMA must enter into a Contract (hereinafter defined) for the purpose of having the City of New York levy and collect and then disburse to the DMA, assessments with respect to the

Benefited Properties (hereinafter defined) in exchange for the rendering of Services and Improvements. Such assessments, as described herein below, shall be defined as "Assessments".

1. GENERAL

To defray the cost of Services and Improvements in the District, as herein before defined, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed an amount determined by the DMA, that when totaled together with amounts for other properties in the District shall yield an amount sufficient to meet the District's annual budget. Each individual assessment shall be calculated based upon a formula (set forth below) applicable to the class of property (hereinafter defined). The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments, may not exceed 20% of the total general City taxes levied in that year against the Benefited Properties.

2. SPECIFIC FORMULA

All properties as classified in the most recent New York City tax rolls and as described below as Classes A, B, and C shall assessed as follows:

CLASS A PROPERTY – COMMERCIAL OR MIXED-USE

All properties in whole or in part devoted to commercial use or mixed-use, including parking facilities and vacant lots, are defined as Class A property and shall be assessed at a rate reflective of the linear front footage (**FF**) for the specific property. Class A property shall be assessed in the following manner:

$$\text{Class A } \mathbf{FF} \text{ Rate} = \frac{[\text{ (Total District Assessment) - (Total District Class A Base Fee) - (Total District Class C Assessment) }]}{[\text{ Total District Class A } \mathbf{FF} \text{ }]}$$

The "Class A **FF** Rate" from above will be inserted into the following formula to determine the unique assessment for an individual Class A property:

Individual Class A assessment = ($500 Base Fee) + [(Class A **FF** Rate) x (Individual Property **FF**)]

*For FY2016, it is anticipated that the typical property with a frontage of 60 feet will have an annual assessment of approximately $890.00. Since **FF** Rate is affected by the "Total Class A **FF**" and "the total District Assessment," any change in these factors could change the "Class A **FF** Rate."*

The below conditions explain which **FF** measurement to use for a specific lot's assessment calculation:

- If a lot has **FF** along multiple streets and one of those streets is a primary street, then the **FF** along the primary street is used in the assessment calculation. A primary street is identified as Annadale Road and Jefferson Blvd in Annadale, Amboy Road and Richmond Ave in Eltingville, and Amboy Road in Great Kills.
- If a lot has **FF** along multiple primary streets, then the longest **FF** along one of the primary streets is used in the assessment calculation.
- If a lot has **FF** along multiple streets that are not primary streets, then the longest **FF** is used in the assessment calculation.
- If a lot does not have a **FF** along a street, then it not be charged a FF portion and will be charged only the base fee of $500.

CLASS B PROPERTY – GOVERNMENT & NOT-FOR-PROFIT

Government and not-for-profit owned property classified as such by the City of New York and devoted in whole to public or not-for-profit use are defined as Class B and are exempt from an assessment. Government or not-for-profit owned property devoted in part to commercial use or mixed-use shall constitute Class A property, and the proportion of the property devoted to commercial use or mixed-use shall be assessed in the same manner as those properties listed in Class A properties.

CLASS C PROPERTY – RESIDENTIAL

All properties devoted in whole to residential uses are defined as Class C and will be assessed at one dollar ($1.00) per year.

C. SOURCE OF FUNDING: GRANTS AND DONATIONS

The DMA may accept grants and donations from private institutions, the City, State or Federal government, other public and private entities and individuals, elected officials, universities, corporations, partnerships, not-for-profit organizations, and charitable foundations.

D. SOURCE OF FUNDING: BORROWING

1. Subject to subparagraphs 2 and 3 in this subsection V. D., and with the approval of its Board of Directors, the DMA may borrow money from private lending institution, the City, other public and private entities or individuals, firms, corporations or partnerships, and other not-for-profit organizations for the purposes of funding operations or financing the cost of Services or Improvements.
2. The use of monies received by the DMA from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to any Contract or otherwise) or by any other public entity, as the case may be.
3. Any loans, which the DMA may enter into as a borrower shall be subject to Section VI of this Plan.

E. SOURCE OF FUNDING: CHARGES FOR USER RIGHTS

Subject to the approval and control of the appropriate City Agency, the DMA may, in accordance with Section IX of this Plan, impose charges as consideration for the sub-granting or sublicensing of user rights (hereinafter defined) as such charges and user rights are described in Section IX of the Plan.

F. SOURCE OF FUNDING: OTHER

The DMA may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law.

G. ASSIGNMENT OF FUNDING

The DMA may assign revenues from the sources of funding described in paragraphs A, B, C, D, E and F of this Section V for the purpose of securing loans which the DMA may enter in pursuant to paragraph D of this Section V, provided such assignments are subject to the requirements of Section V of this Plan.

VI. PROPOSED EXPENDITURES & ANNUAL BUDGETS

A. TOTAL ANNUAL EXPENDITURES AND MAXIMUM COST OF IMPROVEMENTS

The total amount proposed to be expended by the DMA for Improvements, if any, Services and Administrative/Operational for the First Contract Year is $185,000 as more fully set forth in Subsection B of this Section VI. It is anticipated that this amount will be collected from the Assessments, as set forth in Section V, above.

The total, as proposed to be expended by the DMA for any subsequent Contract Year, shall not be greater than aggregate amount of all monies which the DMA may collect for the Contract Year in question from all funding sources permitted under Section V of this Plan. During the existence of this BID, the maximum cost of the Improvements, if any, will not exceed $1.85 million.

B. ANNUAL BUDGET

1. FIRST YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be made during the First Contract Year shall be as follows:

a. PROGRAMS AND SERVICES	
i. Sanitation:	$26,000
ii. Security	$72,000
iii. Marketing & Promotions:	$39,000
b. ADMINISTRATION AND ADVOCACY	$48,000
TOTAL FIRST YEAR BUDGET	**$185,000**

2. SUBSEQUENT BUDGETS

The DMA shall establish for each Contract Year after the First Contract Year, a proposed budget of expenditures that must be approved by the Board of Directors. Such proposed budgets

shall with respect to the Contract Years to which they respectively apply: (i) reasonably itemize the purposes for which monies are proposed to be expended by the DMA; (ii) specify the amount, if any, proposed to be expended by the DMA for debt service; and (iii) set forth the total amount proposed to be expended (the "Total Annual Budget Amount"). A proposed budget, whether for the First Contract Year or for a subsequent Contract Year, shall be referred to as a "Budget".

C. GENERAL PROVISIONS

1. The DMA shall make no expenditure other than in accordance with and pursuant to:
    a. a Budget for which a Total Annual Budget Amount has been approved by the City and the Directors of the DMA;
    b. any provisions in the Contract providing for the satisfaction of outstanding obligations of the DMA; or
    c. (iii) any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but unexpended in, a previous Contract Year.
2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount that the DMA may expend for the Contract Year in question, pursuant to subsection A of this Section VI.
3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the DMA's debt service obligations for the Contract Year in question.
4. Subject to the DMA's need to satisfy its debt service obligations for the Contract Year in question, the DMA may revise the itemizations within any Budget accordingly.
5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget Amount for such Contract Year, the DMA may, subject to the Contract, forego some or all of the non-debt service expenditures as are provided for in the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.
6. In the event the DMA needs to reallocate its non-debt service expenditures for the Contract Year in question, and provided further, that any debt service has been provided for, the DMA may revise the itemizations within any Budget to accomplish such goal with the appropriate review and approval of the Board of Directors and in accordance with the Contract.

VII. BENEFITED PROPERTIES

The providing of Services and Improvements shall benefit all properties within the District (hereinafter the "Benefited Properties"). The Benefited Properties are illustrated by the District Maps (Exhibit A_{1-4}) and tax block and lots indicated in Exhibit C.

VIII. DISTRICT MANAGEMENT ASSOCIATION

The DMA established for the South Shore Business Improvement District shall be incorporated under Section 402 of the New York State Not-for-Profit Corporation Law. The DMA shall be organized for the purpose of executing the responsibilities of a DMA as set forth in the Law. Furthermore, the DMA shall carry out the activities prescribed in the Plan and shall promote and support the District.

The DMA shall be organized exclusively for charitable and education purposes as specified in Section 501 (c) of the Internal Revenue Code, as amended.

The DMA shall have four (4) classes of voting membership and one class of non-voting membership. The voting classes are composed of: (i) owners of record of real property located within the District; (ii) commercial tenants leasing space within the District; (iii) residential tenants leasing space within the District, (iv) public representatives. The non-voting class shall include community board representatives, and may include others with an interest in the welfare of the District.

Each voting class shall elect members to the Board of Directors in the manner prescribed by the By-Laws of the Corporation. The Board of Directors shall include the representatives of owners of record of real property located within the District (which shall constitute a majority of the Board), representatives of both commercial and residential tenants (including proprietary leases) leasing space in the buildings within the District and one member appointed by each of the following public officials: the Mayor of the City; the Comptroller of the City; the Borough President of Staten Island; and the City Council member who represents the District or, if more than one City Council member represents a portion of the District, by appointment of the Speaker of the City Council. The Community Board Chairperson or designated representative shall serve in a non-voting capacity.

IX. USER RIGHTS

A. USER RIGHTS: GENERAL

The DMA may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interest (the "User Rights"), provided, however, that the User Rights to be so undertaken or permitted by the DMA shall have been: (i) set forth in this Plan or authorized for licensing or granting by the City Council, and (ii) licensed or granted to the DMA by the City pursuant to the Contract, and (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in this Plan, or the aforesaid Local Law with respect to User Rights, and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to: (i) requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question; (ii) requirements as to whether and how the DMA may permit other persons to undertake the User Rights in question pursuant to a sub-grant or sub license; (iii) requirements as to what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and (iv) requirements as the general regulation of the User Rights by whomsoever undertaken.

Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in the Plan or the aforesaid Local Law with respect to User Rights, and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to:

1. requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question;
2. requirements as to whether and how the DMA may permit others to undertake the User Rights in question pursuant to a sub-grant or sub-license;
3. requirements as to what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and

4. requirements as to the general regulation of the User Rights by whomsoever undertaken.

B. USER RIGHTS: PROPOSED

Subject to the approval and control of the appropriate City agency and/or subject to any requirements set forth in any Contract, the DMA may undertake or permit the following User Rights, subject to the requirements set forth in the Contract:

1. Any marketing or beautification program that makes use of the NYC Department of Transportation light poles or fixtures
2. Information Stands
3. News Racks
4. Promotion Signs or Kiosks
5. User rights not specifically granted may be authorized with prior written approval of the Deputy Commissioner of Neighborhood Development of the NYC Department of Small Business Services.

X. REGULATIONS

The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the DMA ("the Regulations") are set forth herein below.

1. The DMA shall obligate itself to provide the Services and Improvements in a Contract or Contracts into which both the DMA and the City shall enter (collectively, the "Contract") for a specified term (each year or the Contract term to be defined as a "Contract Year"). The City shall, pursuant to the terms, conditions and requirements of the Contract, levy, collect and disburse to the DMA the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.
2. The DMA shall comply with all terms, conditions and requirements (i) that are elsewhere set forth in this Plan; (ii)that are to be set forth in the Contract and in any other Contracts into which both the DMA and the City may enter; and (iii) shall comply

with all terms, conditions and requirements set forth by the appropriate City agency which is required to give its approval.

3. The DMA shall let any sub-contracts that it intends to enter into in connection with providing the Services and/or the Improvements.

XI. GLOSSARY OF TERMS

TERMS	DEFINITION BY LOCATION
Assessments	V (B)
Benefited Properties	VII
Budget	VI (B)
District	I
District Management Association	VIII
District Map	I
Improvements	IV (A)
Law	I
Plan	I
Services	III (A)
Total Annual Budget	VI (B)
User Rights	IX
Regulations	X

Table of Contents with Exhibits

Exhibit A_{1-4} Block and Lot Maps of the Entire District and Each Individual Town

Exhibit B Mayor's Authorization Letter to Prepare a District Plan

Exhibit C Table of Benefited Properties with Tax Block and Lots and Property Class

Exhibit D_{1-3} Land Use Maps of the Individual Towns

Exhibit E Zoning Map of Entire District

Exhibit A_1 – Map of Entire Proposed District

The South Shore Business Improvement District is located in the Borough of Staten Island on what is referred to as the South Shore, and consists of the three neighborhoods, which are referred locally as "towns," of Annadale , Eltingville and Great Kills (below from west to east). The District is not contiguous because of the lack of commercial property between the towns; however, the commercial corridors within each town are generally connected by the Staten Island Railway right-of-way.

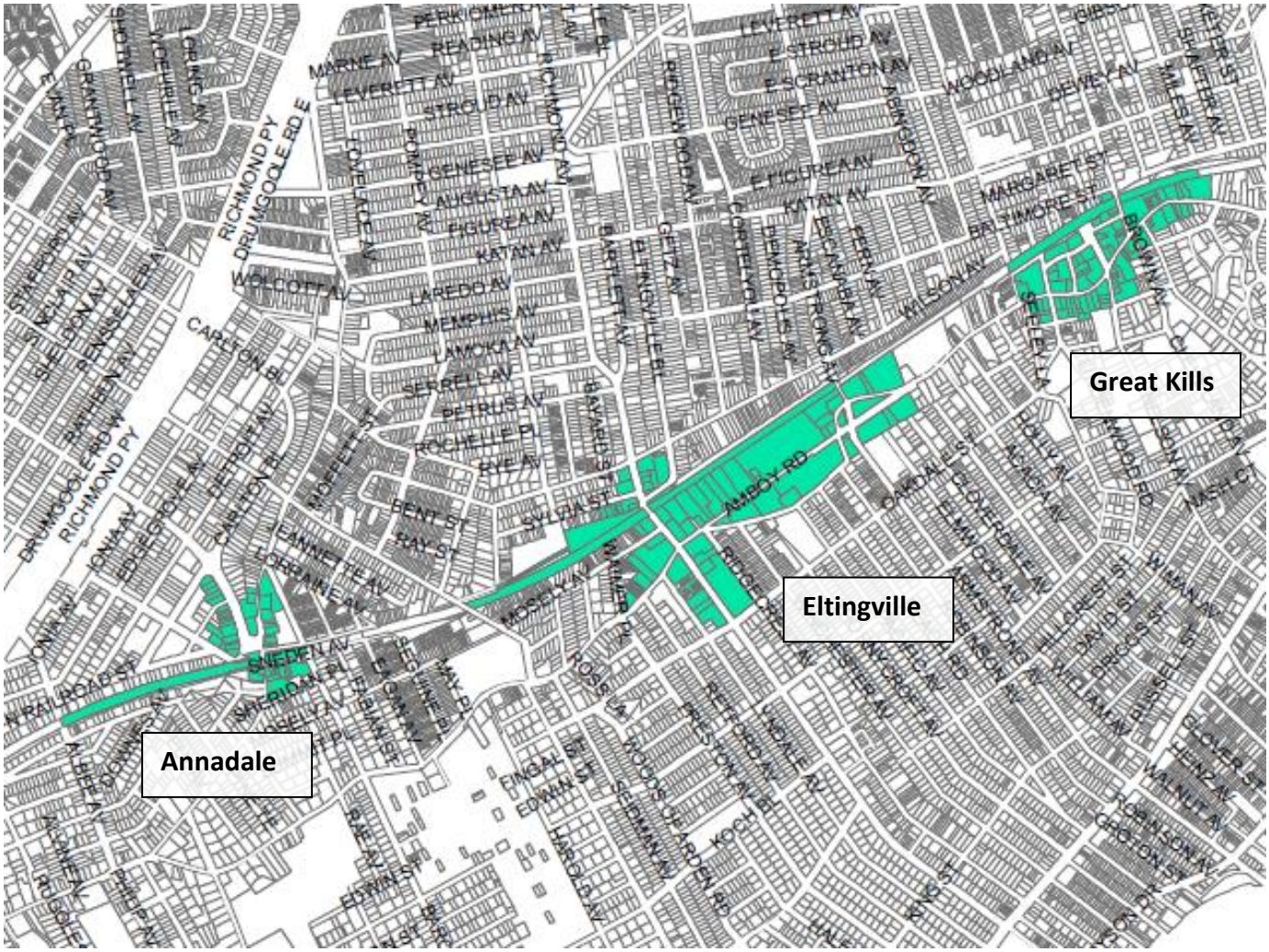


Exhibit A_2 – Map of Annadale Portion of District

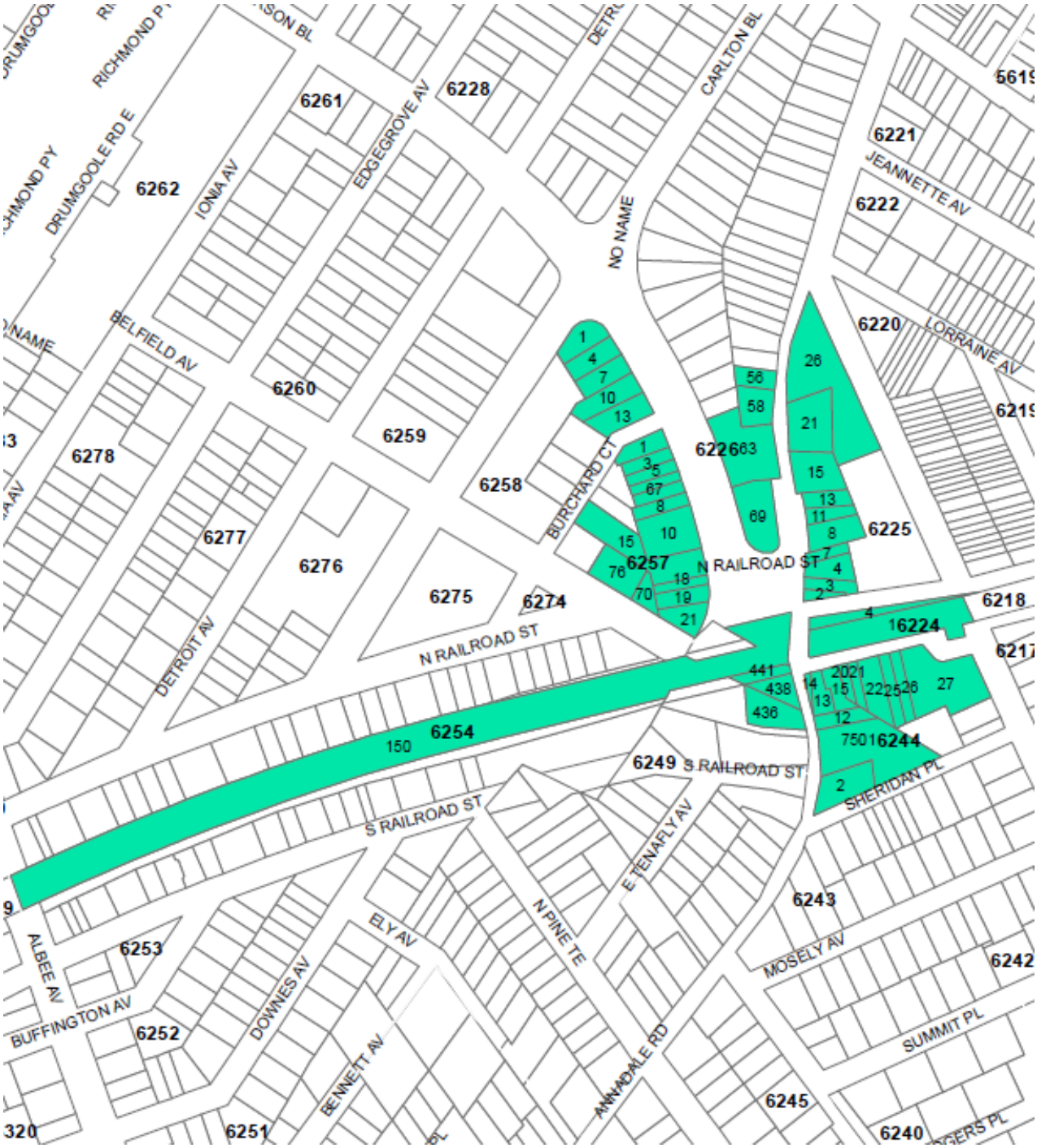


Exhibit A_3: Map of Eltingville Portion of District

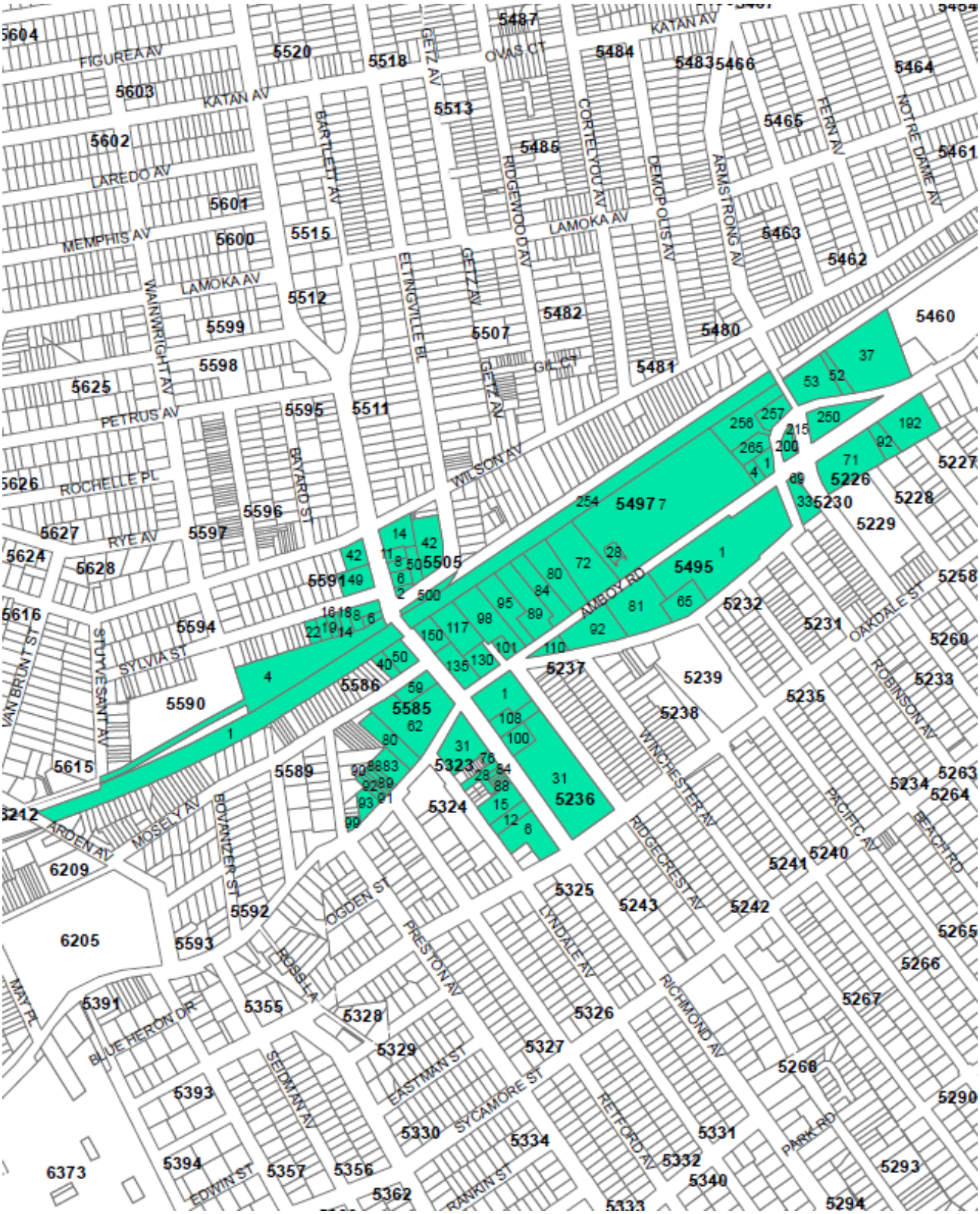


Exhibit A_4: Map of Great Kills Portion of District

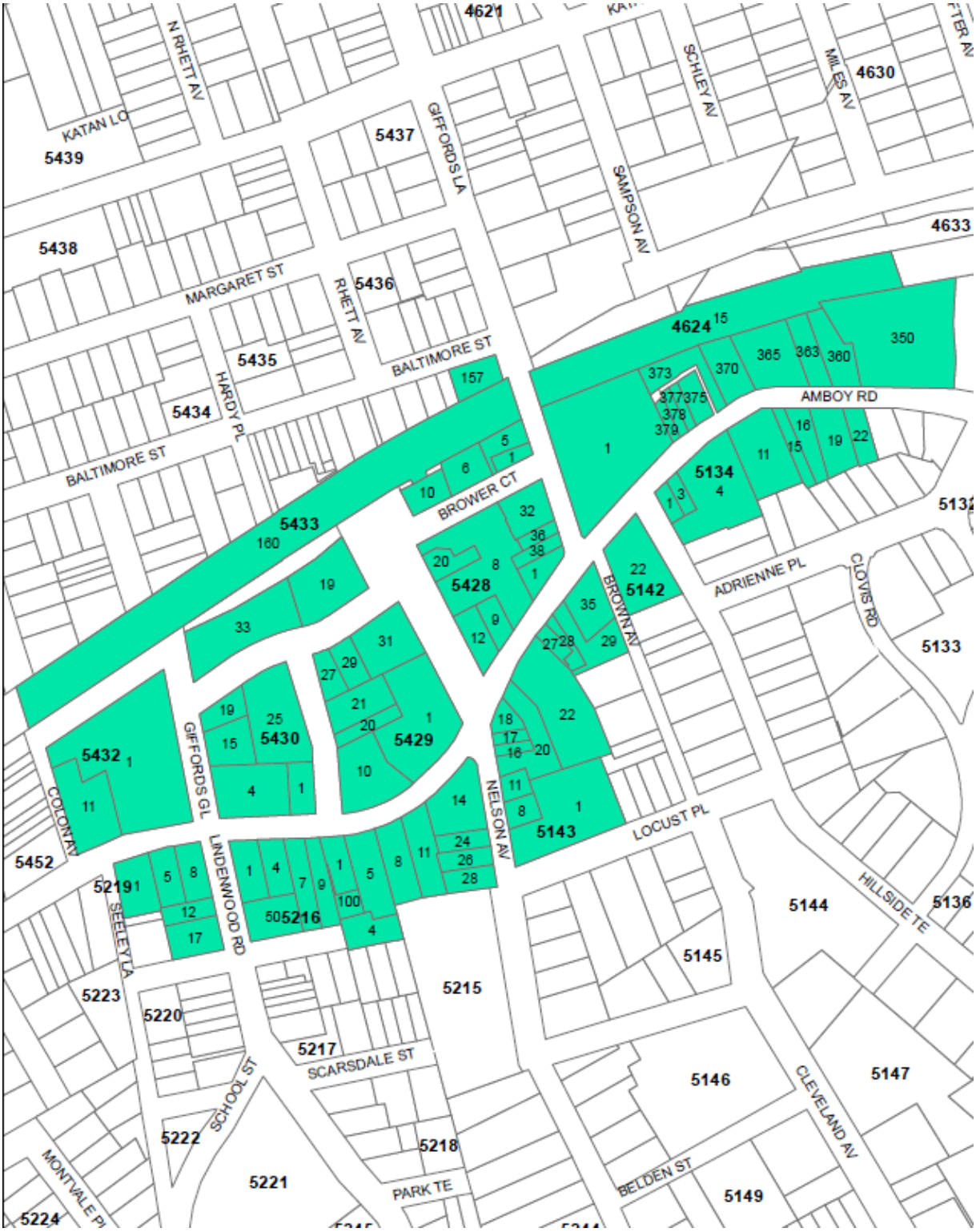


Exhibit B: Mayor's Authorization to Prepare a District Plan

THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

October 14, 2014

Ms. Maria Torres-Springer
Commissioner
Department of Small Business Services
110 William Street, 7th Floor
New York, NY 10038

Dear Commissioner Torres-Springer:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of a district plan for the establishment of the South Shore Business Improvement District (BID), located in the Borough of Staten Island. The proposed boundaries and sponsor organization for the proposed BID are as follows:

Proposed BID Boundaries:	The proposed district in the Borough of Staten Island include properties in the neighborhoods of Annadale, Eltingville, and Great Kills that are generally connected by and follow the right-of-way of the Staten Island Railway.
Sponsor Organization:	Staten Island Economic Development Corporation

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law. The authorization shall take effect immediately.

Sincerely,

Bill de Blasio
Mayor

BDB:pw

cc: The Honorable Melissa Mark-Viverito, Speaker, New York City Council
The Honorable Julissa Ferreras, Chair, Finance Committee, New York City Council
The Honorable James S. Oddo, Staten Island Borough President
Members of the New York City Council
Alicia Glen, Deputy Mayor for Housing and Economic Development
Euan Robertson, First Deputy Commissioner, Department of Small Business Services
James Mettham, Assistant Commissioner, Department of Small Business Services
Lydon Sleeper, Senior Advisor, Department of Small Business Services
Jon Paul Lupo, Director of City Legislative Affairs, Office of the Mayor

Exhibit C: Tax Blocks and Lots of Benefited Properties

BLOCK	LOT	CLASS	TOWN	Address
4624	1	**A**	**Great Kills**	31 GIFFORDS LANE
4624	15	**B**	**Great Kills**	33 GIFFORDS LANE
4624	350	**A**	**Great Kills**	3879 AMBOY ROAD
4624	360	**B**	**Great Kills**	3891 AMBOY ROAD
4624	363	**B**	**Great Kills**	3895 AMBOY ROAD
4624	365	**A**	**Great Kills**	3911 AMBOY RD
4624	370	**A**	**Great Kills**	3917 AMBOY RD
4624	373	**A**	**Great Kills**	3965 AMBOY RD
4624	375	**A**	**Great Kills**	3921 AMBOY RD
4624	377	**A**	**Great Kills**	3925 AMBOY RD
4624	378	**A**	**Great Kills**	3927 AMBOY RD
4624	379	**A**	**Great Kills**	3929 AMBOY RD
5134	1	**A**	**Great Kills**	3936 AMBOY RD
5134	3	**A**	**Great Kills**	3932 AMBOY RD
5134	4	**B**	**Great Kills**	3928 AMBOY ROAD
5134	11	**A**	**Great Kills**	3912 AMBOY RD
5134	15	**A**	**Great Kills**	3906 AMBOY RD
5134	16	**A**	**Great Kills**	3902 AMBOY RD
5134	19	**B**	**Great Kills**	3892 AMBOY ROAD
5134	22	**A**	**Great Kills**	3888 AMBOY RD
5142	22	**A**	**Great Kills**	3948 AMBOY RD
5143	1	**A**	**Great Kills**	23-29 NELSON AVE
5143	8	**A**	**Great Kills**	21 NELSON AVE
5143	11	**A**	**Great Kills**	17 NELSON AVE
5143	16	**A**	**Great Kills**	5 NELSON AVE
5143	17	**A**	**Great Kills**	3 NELSON AVE
5143	18	**A**	**Great Kills**	4020 AMBOY RD
5143	20	**A**	**Great Kills**	3996 AMBOY RD

BLOCK	LOT	CLASS	TOWN	Address
5143	22	**A**	**Great Kills**	3986 AMBOY RD
5143	27	**A**	**Great Kills**	3984 AMBOY ROAD
5143	28	**A**	**Great Kills**	3982 AMBOY ROAD
5143	29	**A**	**Great Kills**	3980 AMBOY ROAD
5143	35	**A**	**Great Kills**	3974 AMBOY ROAD
5215	1	**C**	**Great Kills**	4036 AMBOY ROAD
5215	4	**A**	**Great Kills**	4050 AMBOY ROAD
5215	5	**C**	**Great Kills**	4048 AMBOY ROAD
5215	8	**C**	**Great Kills**	4042 AMBOY ROAD
5215	11	**C**	**Great Kills**	4036 AMBOY ROAD
5215	14	**A**	**Great Kills**	4024 AMBOY RD
5215	24	**A**	**Great Kills**	18 NELSON AVE
5215	26	**A**	**Great Kills**	20 NELSON AVE
5215	28	**A**	**Great Kills**	26 NELSON AVE
5215	100	**A**	**Great Kills**	AMBOY ROAD
5216	1	**A**	**Great Kills**	55 LINDENWOOD RD
5216	4	**A**	**Great Kills**	4062 AMBOY RD
5216	7	**A**	**Great Kills**	4060 AMBOY RD
5216	9	**A**	**Great Kills**	4056 AMBOY RD
5216	50	**A**	**Great Kills**	59 LINDENWOOD ROAD
5219	1	**B**	**Great Kills**	4092 AMBOY ROAD
5219	5	**A**	**Great Kills**	4086 AMBOY ROAD
5219	8	**A**	**Great Kills**	59 LINDENWOOD RD
5219	12	**C**	**Great Kills**	58 LINDENWOOD ROAD
5219	17	**B**	**Great Kills**	60 LINDENWOOD ROAD
5226	69	**A**	**Eltingville**	AMBOY RD
5226	71	**B**	**Eltingville**	AMBOY RD
5226	92	**B**	**Eltingville**	4240 AMBOY ROAD
5226	192	**B**	**Eltingville**	4240 AMBOY ROAD
5226	200	**A**	**Eltingville**	4291 AMBOY ROAD

BLOCK	LOT	CLASS	TOWN	Address
5226	215	**A**	**Eltingville**	AMBOY RD
5226	250	**A**	**Eltingville**	4275 AMBOY ROAD
5230	33	**A**	**Eltingville**	4300 AMBOY RD
5236	1	**A**	**Eltingville**	3901 RICHMOND AVENUE
5236	31	**B**	**Eltingville**	3939 RICHMOND AVENUE
5236	100	**B**	**Eltingville**	3917 RICHMOND AVE
5236	108	**B**	**Eltingville**	3911 RICHMOND AVENUE
5323	6	**A**	**Eltingville**	3942 RICHMOND AVE
5323	12	**A**	**Eltingville**	3938 RICHMOND AVE
5323	15	**A**	**Eltingville**	3930 RICHMOND AVE
5323	28	**A**	**Eltingville**	LYNDALE LANE
5323	31	**A**	**Eltingville**	3900 RICHMOND AVE
5323	76	**C**	**Eltingville**	10 LYNDALE LANE
5323	84	**C**	**Eltingville**	9 LYNDALE LANE
5323	85	**C**	**Eltingville**	11 LYNDALE LANE
5323	86	**C**	**Eltingville**	15 LYNDALE LANE
5323	87	**C**	**Eltingville**	17 LYNDALE LANE
5323	88	**C**	**Eltingville**	19 LYNDALE LANE
5428	1	**A**	**Great Kills**	3981 AMBOY ROAD
5428	8	**A**	**Great Kills**	3987 AMBOY RD
5428	9	**A**	**Great Kills**	3991 AMBOY RD
5428	12	**A**	**Great Kills**	3995 AMBOY RD
5428	20	**A**	**Great Kills**	1 NELSON AVE
5428	32	**A**	**Great Kills**	14 GIFFORDS LANE
5428	36	**A**	**Great Kills**	6 GIFFORDS LANE
5428	38	**A**	**Great Kills**	4 GIFFORDS LANE
5429	1	**A**	**Great Kills**	4025 AMBOY ROAD
5429	10	**A**	**Great Kills**	4045 AMBOY ROAD
5429	20	**A**	**Great Kills**	NOLAN AVE
5429	21	**A**	**Great Kills**	NOLAN AVE

BLOCK	LOT	CLASS	TOWN	Address
5429	27	**A**	**Great Kills**	20 GIFFORDS GLEN
5429	29	**A**	**Great Kills**	20 GIFFORDS GLEN
5429	31	**A**	**Great Kills**	24 NELSON AVENUE
5430	1	**A**	**Great Kills**	36 GIFFORDS GLEN
5430	4	**A**	**Great Kills**	4061 AMBOY ROAD
5430	15	**A**	**Great Kills**	4065 AMBOY ROAD
5430	19	**A**	**Great Kills**	4065 AMBOY ROAD
5430	25	**A**	**Great Kills**	4065 AMBOY ROAD
5432	1	**B**	**Great Kills**	4095 AMBOY ROAD
5432	11	**A**	**Great Kills**	4111 AMBOY ROAD
5433	1	**A**	**Great Kills**	24 GIFFORDS LANE
5433	5	**A**	**Great Kills**	26 GIFFORDS LANE
5433	6	**A**	**Great Kills**	15 BROWER COURT
5433	10	**A**	**Great Kills**	27 BROWER COURT
5433	19	**A**	**Great Kills**	2A NELSON AVE
5433	33	**A**	**Great Kills**	35 GIFFORDS GLEN
5433	157	**A**	**Great Kills**	30 GIFFORDS LANE
5433	160	**B**	**Great Kills**	COLON AVE
5460	37	**A**	**Eltingville**	4255 AMBOY RD
5460	52	**A**	**Eltingville**	4275A AMBOY RD
5460	53	**A**	**Eltingville**	4275 OLD AMBOY RD
5495	1	**A**	**Eltingville**	4310 AMBOY RD
5495	65	**A**	**Eltingville**	4368 AMBOY ROAD
5495	81	**A**	**Eltingville**	4434 AMBOY RD
5495	92	**A**	**Eltingville**	4456 AMBOY RD
5495	110	**A**	**Eltingville**	4472 AMBOY RD
5497	1	**A**	**Eltingville**	4301 AMBOY RD
5497	4	**A**	**Eltingville**	4307 AMBOY RD
5497	7	**A**	**Eltingville**	4343 AMBOY RD
5497	72	**A**	**Eltingville**	4445 AMBOY RD

BLOCK	LOT	CLASS	TOWN	Address
5497	80	**A**	**Eltingville**	4455 AMBOY RD
5497	84	**A**	**Eltingville**	4459 AMBOY RD
5497	89	**A**	**Eltingville**	4463 AMBOY RD
5497	95	**A**	**Eltingville**	4479 AMBOY ROAD
5497	98	**A**	**Eltingville**	4485 AMBOY ROAD
5497	101	**A**	**Eltingville**	4491 AMBOY RD
5497	117	**A**	**Eltingville**	PUTNAM ST
5497	130	**A**	**Eltingville**	4501 AMBOY RD
5497	135	**A**	**Eltingville**	3881 RICHMOND AVE
5497	150	**A**	**Eltingville**	3839 RICHMOND AVE
5497	254	**B**	**Eltingville**	3837 RICHMOND AVE
5497	256	**A**	**Eltingville**	522 ARMSTRONG AVE
5497	257	**A**	**Eltingville**	4295 AMBOY RD
5497	265	**A**	**Eltingville**	4299 AMBOY RD
5505	2	**A**	**Eltingville**	3835 RICHMOND AVE
5505	6	**A**	**Eltingville**	3831 RICHMOND AVE
5505	8	**A**	**Eltingville**	3827 RICHMOND AVE
5505	11	**A**	**Eltingville**	3823 RICHMOND AVE
5505	14	**A**	**Eltingville**	3817 RICHMOND AVE
5505	42	**A**	**Eltingville**	28 ELTINGVILLE BLVD
5505	50	**A**	**Eltingville**	12 ELTINGVILLE BLVD
5585	40	**A**	**Eltingville**	503 MOSELY AVE
5585	50	**A**	**Eltingville**	3846 RICHMOND AVE
5585	59	**A**	**Eltingville**	3872 RICHMOND AVE
5585	62	**A**	**Eltingville**	4523 AMBOY RD
5585	80	**A**	**Eltingville**	4563 AMBOY RD
5585	83	**A**	**Eltingville**	4569 AMBOY RD
5585	88	**A**	**Eltingville**	AMBOY RD
5585	89	**C**	**Eltingville**	4575 AMBOY ROAD
5585	90	**C**	**Eltingville**	4577 AMBOY ROAD

BLOCK	LOT	CLASS	TOWN	Address
5585	91	**C**	**Eltingville**	4579 AMBOY ROAD
5585	92	**C**	**Eltingville**	4581 AMBOY ROAD
5585	93	**A**	**Eltingville**	4585 AMBOY RD
5585	99	**C**	**Eltingville**	49 WAIMER PLACE
5590	1	**B**	**Eltingville**	3844 RICHMOND AVENUE
5590	4	**A**	**Eltingville**	3842 RICHMOND AVE
5590	6	**A**	**Eltingville**	3838 RICHMOND AVE
5590	8	**A**	**Eltingville**	4 SYLVIA STREET
5590	14	**A**	**Eltingville**	14 SYLVIA STREET
5590	19	**A**	**Eltingville**	28 SYLVIA STREET
5590	22	**A**	**Eltingville**	SYLVIA ST
5591	42	**A**	**Eltingville**	3800 RICHMOND AVE
5591	49	**A**	**Eltingville**	3830 RICHMOND AVE
6224	1	**B**	**Annadale**	POSEN ST
6224	4	**B**	**Annadale**	POSEN ST
6225	2	**A**	**Annadale**	855 ANNADALE RD
6225	3	**A**	**Annadale**	849 ANNADALE RD
6225	4	**A**	**Annadale**	847 ANNADALE RD
6225	7	**A**	**Annadale**	843 ANNADALE RD
6225	8	**A**	**Annadale**	839 ANNADALE RD
6225	11	**A**	**Annadale**	833 ANNADALE RD
6225	13	**A**	**Annadale**	831 ANNADALE RD
6225	15	**A**	**Annadale**	829 ANNADALE RD
6225	21	**A**	**Annadale**	813 ANNADALE RD
6225	26	**A**	**Annadale**	801 ANNADALE RD
6226	56	**A**	**Annadale**	800 ANNADALE RD
6226	58	**A**	**Annadale**	808 ANNADALE RD
6226	63	**A**	**Annadale**	820 ANNADALE RD
6226	69	**B**	**Annadale**	ANNADALE RD
6244	2	**A**	**Annadale**	895 ANNADALE RD

BLOCK	LOT	CLASS	TOWN	Address
6244	12	**A**	**Annadale**	881 ANNADALE RD
6244	13	**A**	**Annadale**	2 SNEDEN AVE
6244	14	**A**	**Annadale**	ANNADALE RD
6244	15	**A**	**Annadale**	6 SNEDEN AVE
6244	20	**A**	**Annadale**	10 SNEDEN AVENUE
6244	21	**A**	**Annadale**	12 SNEDEN AVENUE
6244	22	**A**	**Annadale**	SNEDEN AVE
6244	25	**A**	**Annadale**	SNEDEN AVE
6244	26	**A**	**Annadale**	SNEDEN AVE
6244	27	**A**	**Annadale**	30 SNEDEN AVE
6244	1001	**A**	**Annadale**	889 ANNADALE ROAD
6244	1002	**A**	**Annadale**	889 ANNADALE ROAD
6244	1003	**A**	**Annadale**	889 ANNADALE ROAD
6244	1004	**A**	**Annadale**	889 ANNADALE ROAD
6244	1005	**A**	**Annadale**	889 ANNADALE ROAD
6244	1006	**A**	**Annadale**	889 ANNADALE ROAD
6244	1007	**A**	**Annadale**	889 ANNADALE ROAD
6249	436	**A**	**Annadale**	880 ANNADALE RD
6249	438	**A**	**Annadale**	878 ANNADALE RD
6249	441	**B**	**Annadale**	ANNADALE RD
6254	150	**B**	**Annadale**	ALBEE AVE
6257	1	**A**	**Annadale**	46 JEFFERSON BLVD
6257	3	**A**	**Annadale**	40 JEFFERSON BLVD
6257	5	**A**	**Annadale**	40 JEFFERSON BLVD
6257	6	**A**	**Annadale**	40 JEFFERSON BLVD
6257	7	**A**	**Annadale**	40 JEFFERSON BLVD
6257	8	**A**	**Annadale**	34A JEFFERSON BLVD
6257	10	**A**	**Annadale**	24 JEFFERSON BLVD
6257	15	**A**	**Annadale**	18-20 JEFFERSON BLVD

BLOCK	LOT	CLASS	TOWN	Address
6257	18	**A**	**Annadale**	16 JEFFERSON BLVD
6257	19	**A**	**Annadale**	12 JEFFERSON BLVD
6257	21	**A**	**Annadale**	10 JEFFERSON BLVD
6257	70	**A**	**Annadale**	625 BELFIELD AVENUE
6257	76	**A**	**Annadale**	465 BELFIELD AVE
6258	1	**B**	**Annadale**	80 JEFFERSON BLVD
6258	4	**B**	**Annadale**	76 JEFFERSON BLVD
6258	7	**B**	**Annadale**	70 JEFFERSON BLVD
6258	10	**B**	**Annadale**	68 JEFFERSON BLVD
6258	13	**B**	**Annadale**	5 BURCHARD COURT

Exhibit D_1 - Land Use Map of Annadale

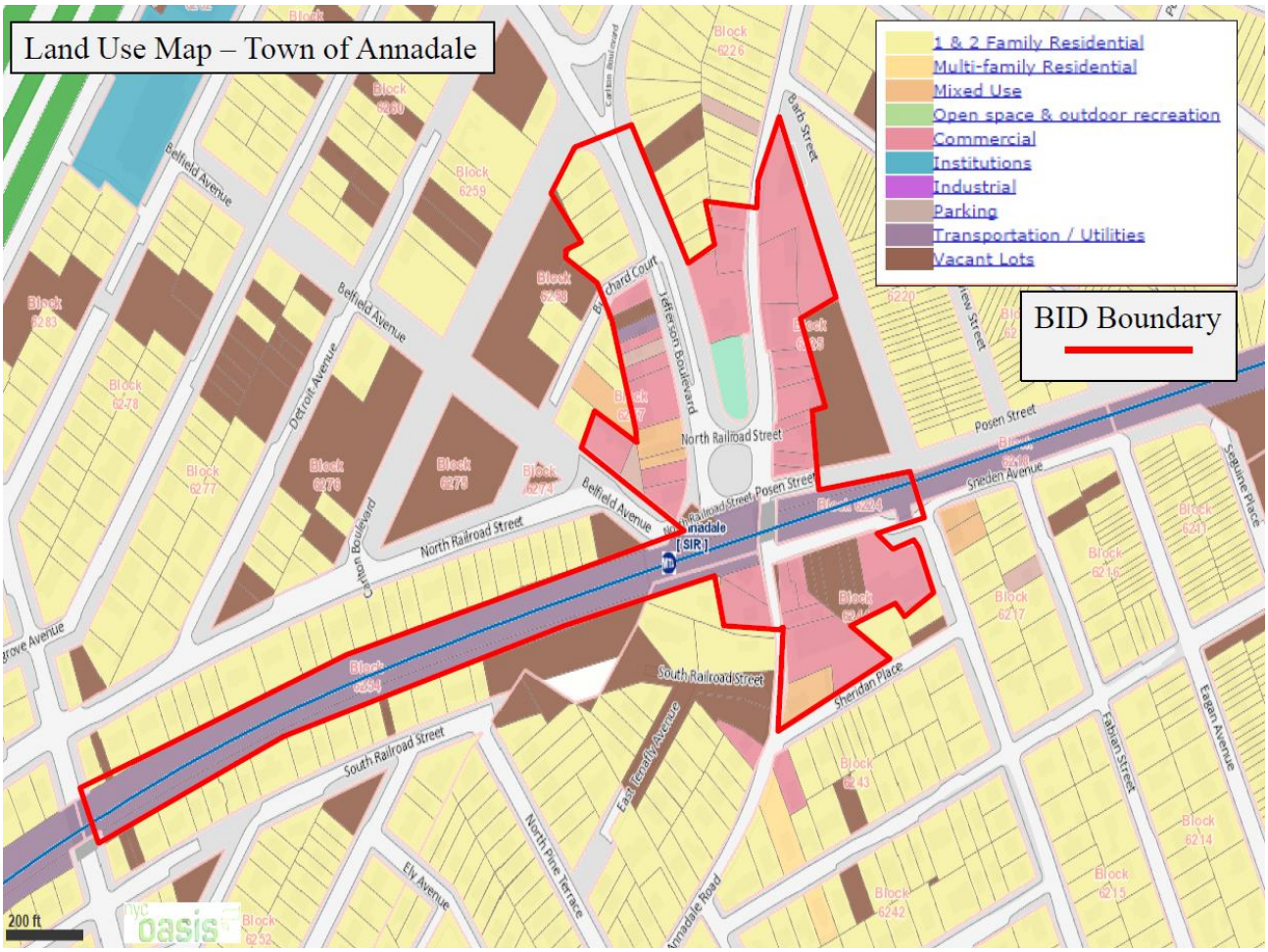


Exhibit D_2 – Land Use Map of Eltingville

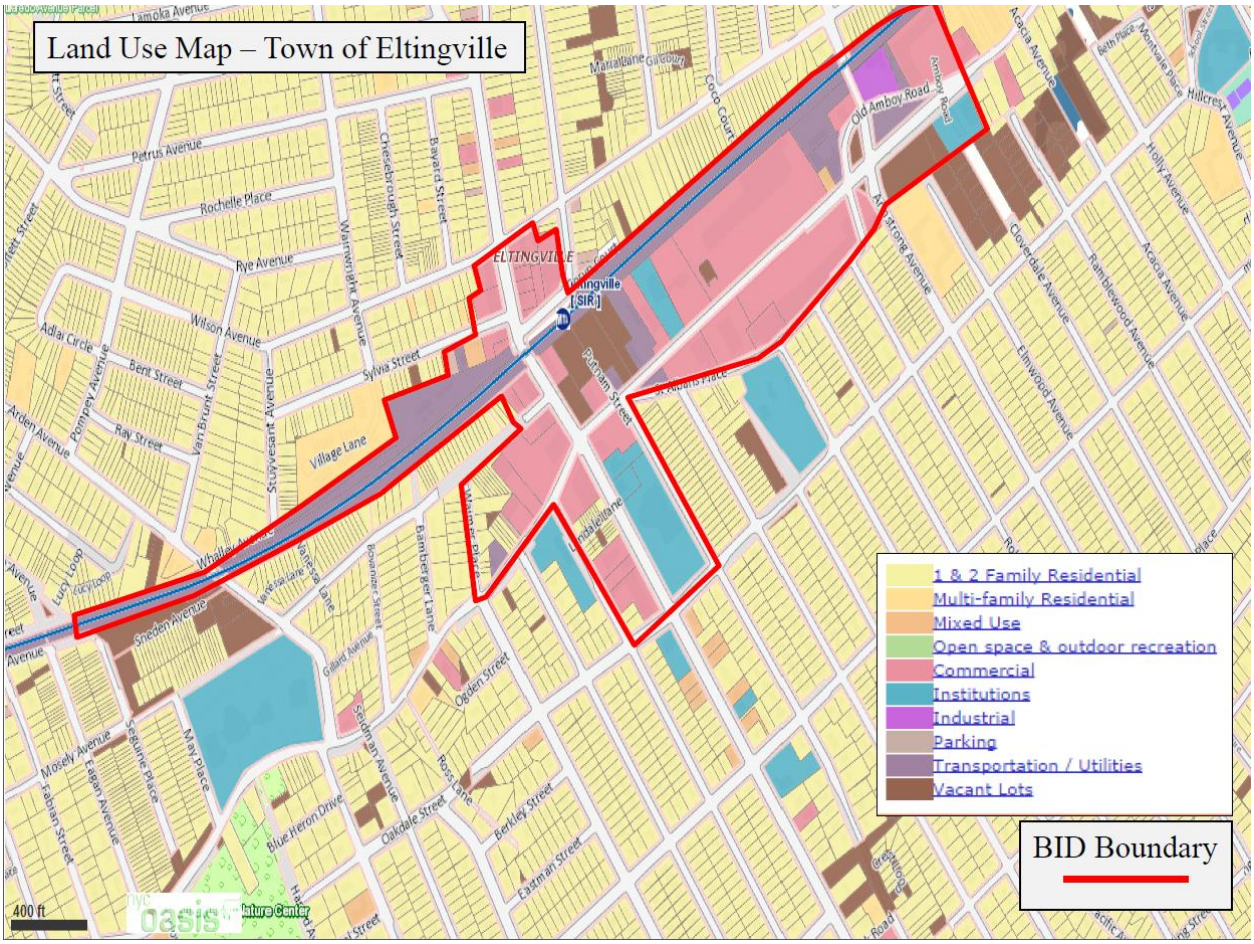


Exhibit D_3 – Land Use Map of Great Kills

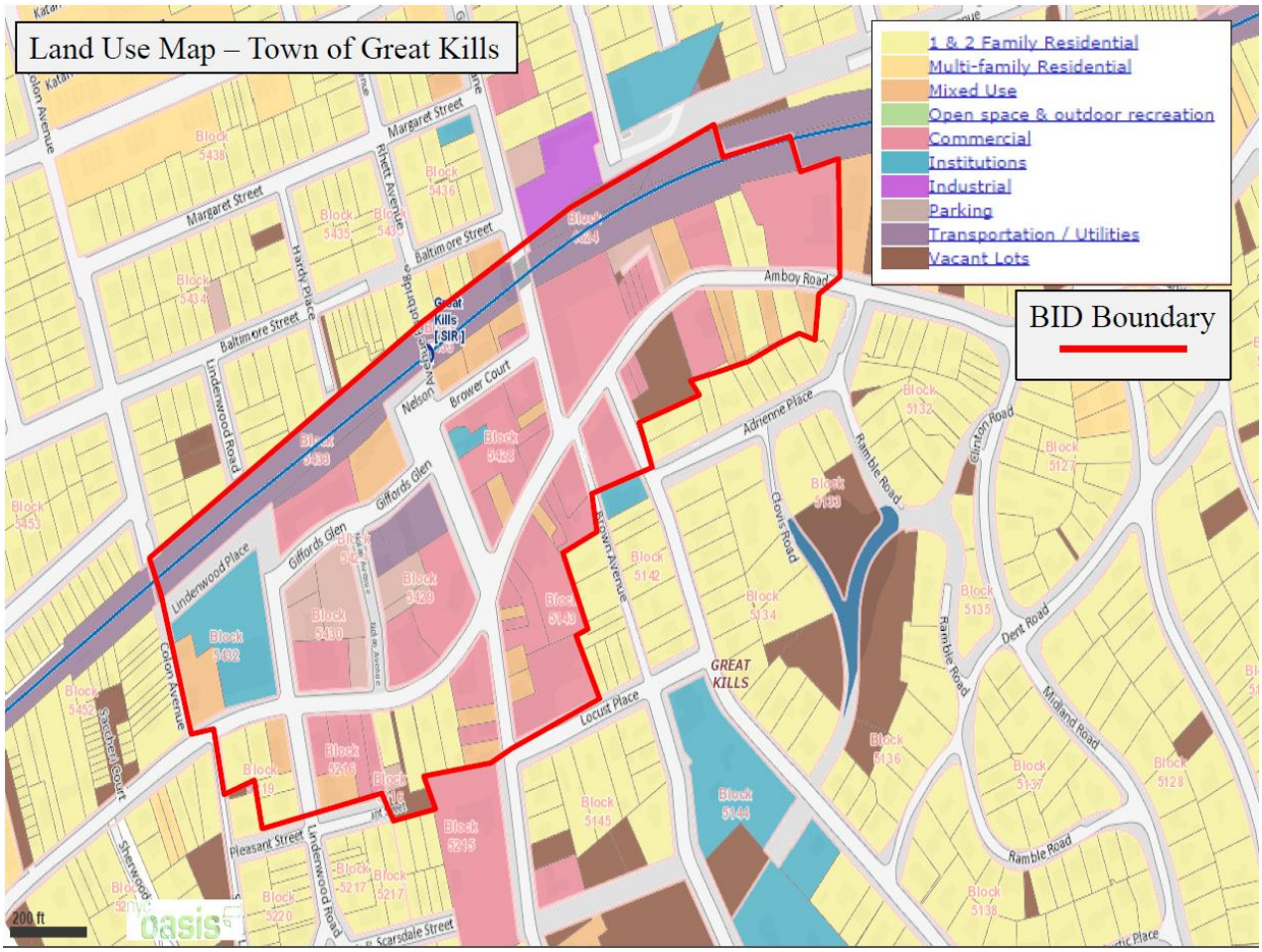
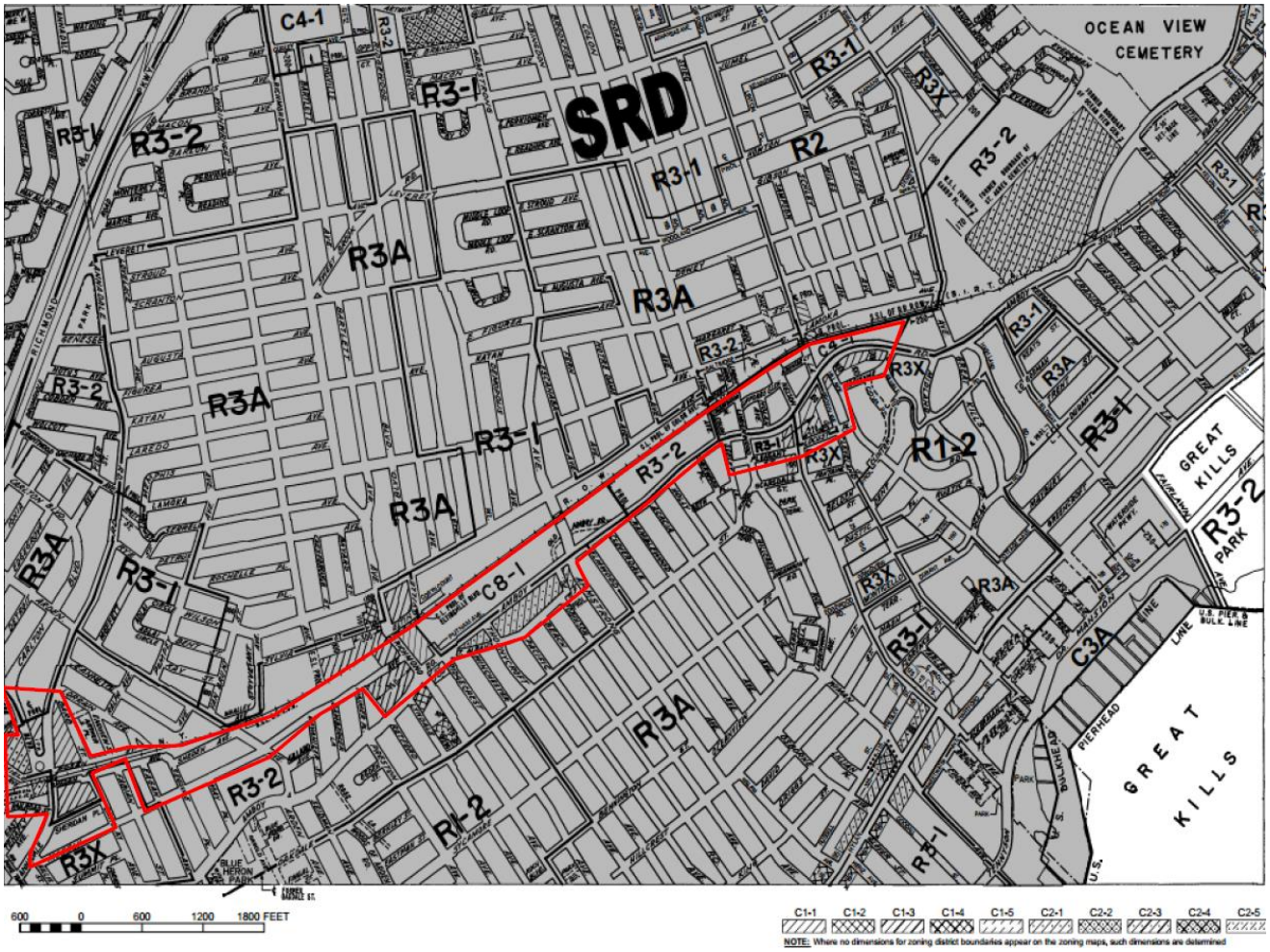


Exhibit E - Zoning Map of the District

Properties within the proposed District are primarily commercial and mixed use and generally fall within the following zoning designations: C4-1, C8-1, R2, R3-1, R3-2 with C1-1 and C2-1 overlay, R3A with C1-1 and C1-2 overlay, and R3X with C1-1 and C2-1 overlay. Additionally, all the zoning districts are within the Special South Richmond Development District.